

ReThink Zoning

Building Form and Design Standards

Non-residential and Multifamily Development

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Planning Commission Briefing May 19, 2020

ReThink “Lite”

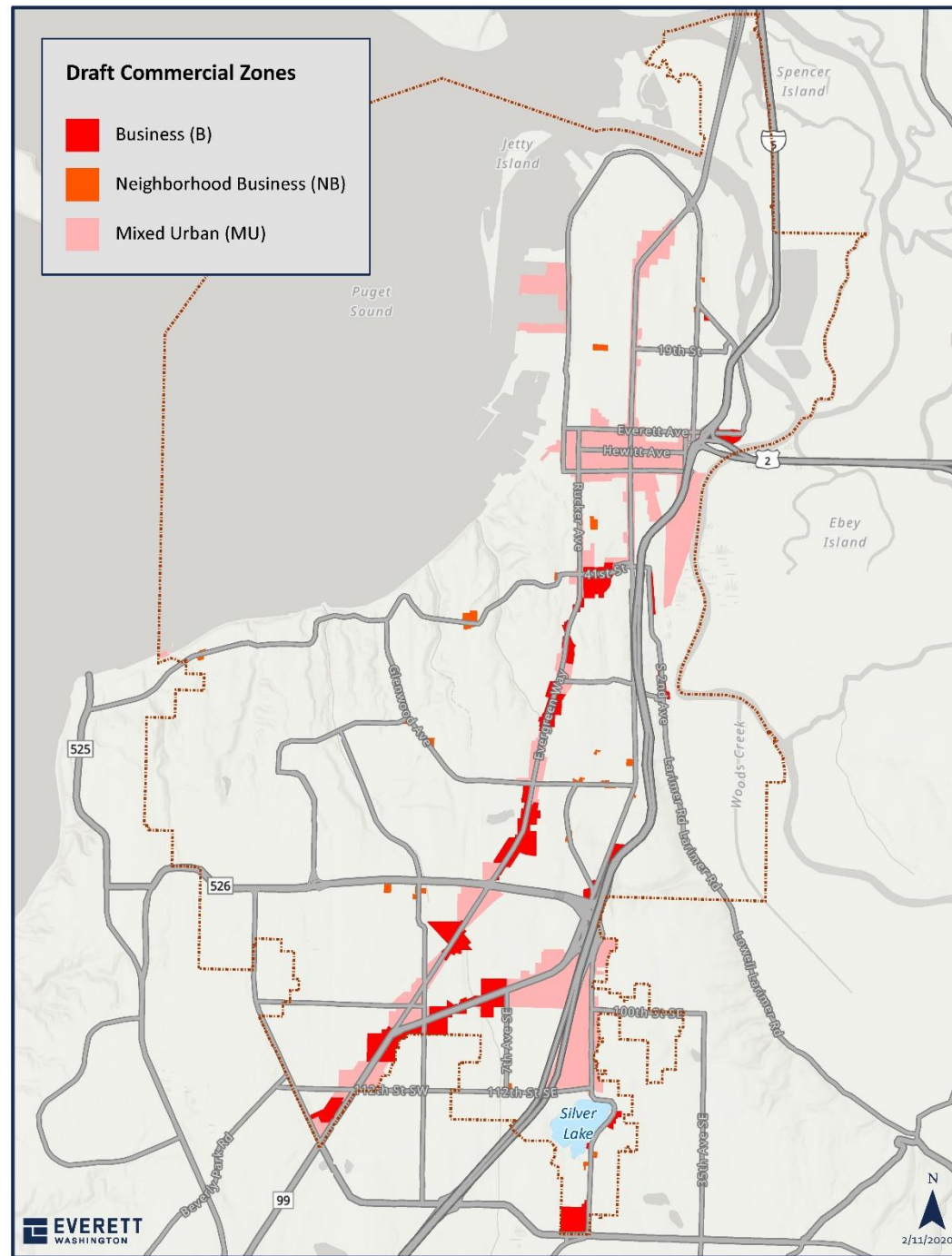
CHAPTER 12, BUILDING FORM AND DESIGN COMMERCIAL AND MULTIFAMILY STANDARDS

- Apply in UR3, UR4, NB, B, MU and LI1 zones



Business and Commercial Zone Consolidation

3 zones....



NB – Neighborhood Business

B – Business

MU – Mixed Urban

CHAPTER 12, BUILDING FORM AND DESIGN

INDUSTRIAL USE STANDARDS

- Apply in LI2 and HI zones



Proposed Standards – Applicability

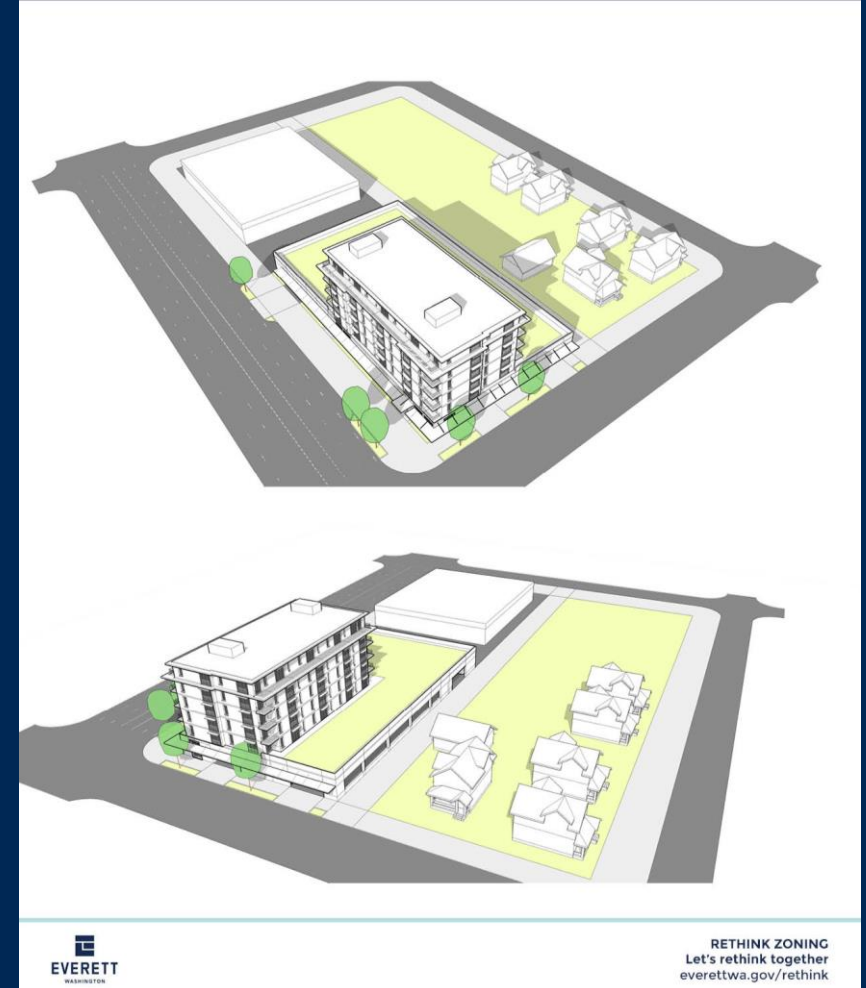
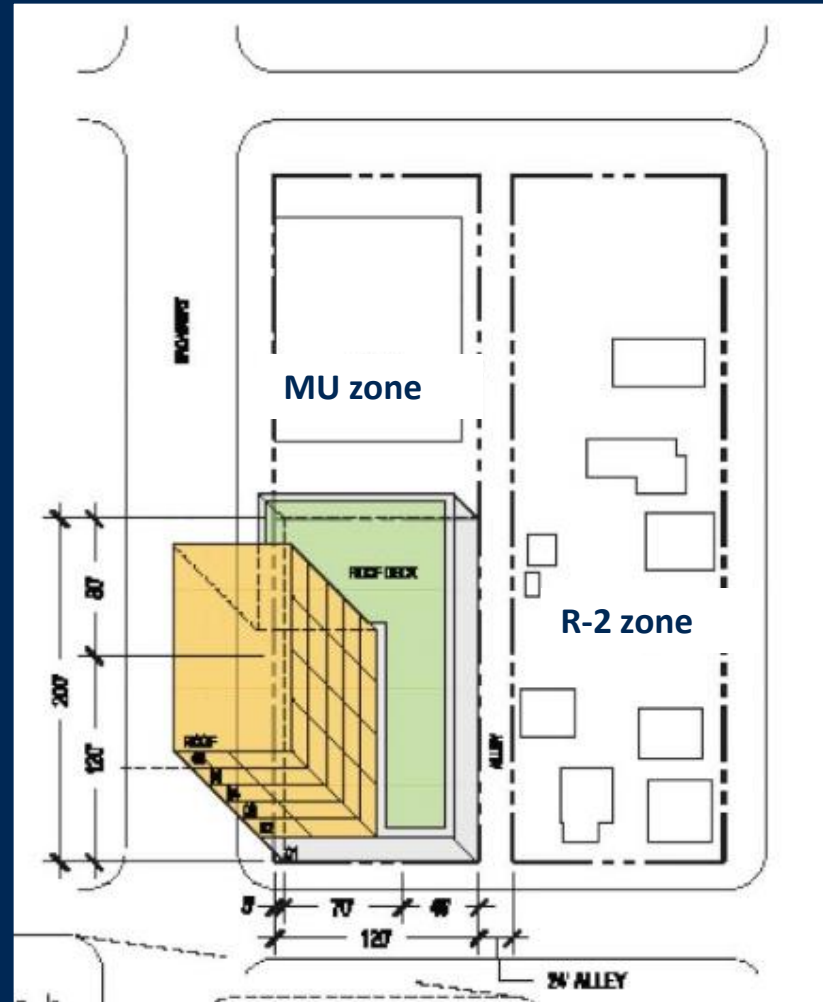
- Multifamily uses (also see Chapter 9)
- Nonresidential uses:
 1. Business and Commercial
 2. Industrial
 3. Other Nonresidential



Example – Multifamily Use in the Mixed Urban zone

Project Details:

- N. Broadway location
- 42,000 s.f. building
- 6-Floors
- 80 parking stalls
- 120' lot depth
- 200' lot width
- Alley in rear
- Abutting zone: R-2



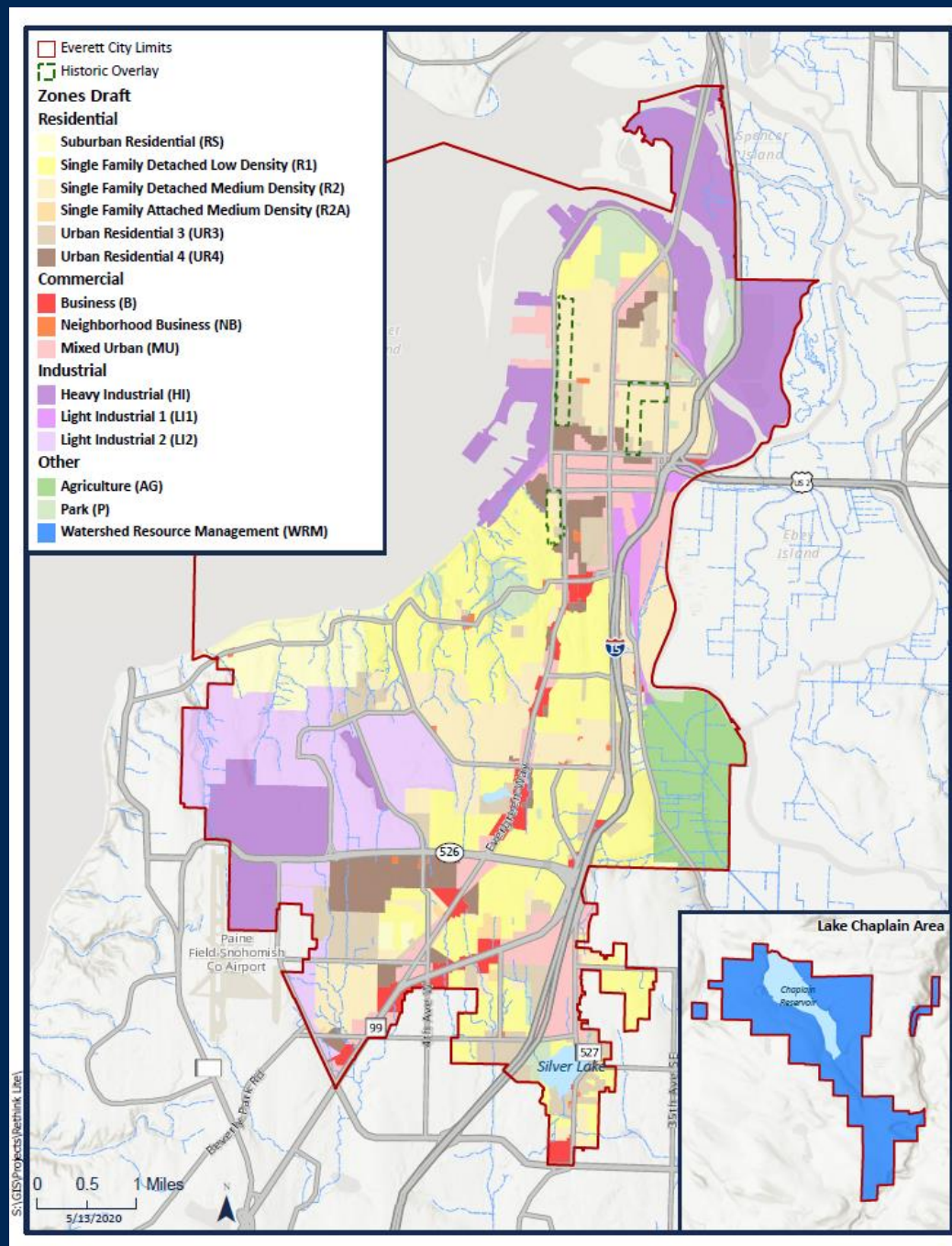
Project Review Process – Applying the Code

- Step 1: Verify zoning and permitted uses
- Step 2: Map designations/special restrictions
- Step 3: Review development standards



Zoning Map

➤ *Zoning is MU*



Use Table

Table 5-1: Residential Use Table

➤ **Multifamily Dwellings permitted in MU zone**

USE	R-S	R-1	R-2	R-2A	UR3	UR4	NB	B	MU	LI1 LI2	HI	AG	SPECIAL REGULATIONS
Dwelling, multiple family					P	P	P ¹	P ¹	P ¹	P ⁶			<p>See 19.09 for multifamily development standards</p> <p>¹ <u>TOD Streets</u>: Residential use on the ground floor cannot exceed 25% of the street frontage of the block.</p> <p>⁶ Prohibited in the LI2 zone and allowed in the LI1 zone only within Metro Everett. If on a TOD Street, residential use on the ground floor cannot exceed 25% of the street frontage of the block.</p>

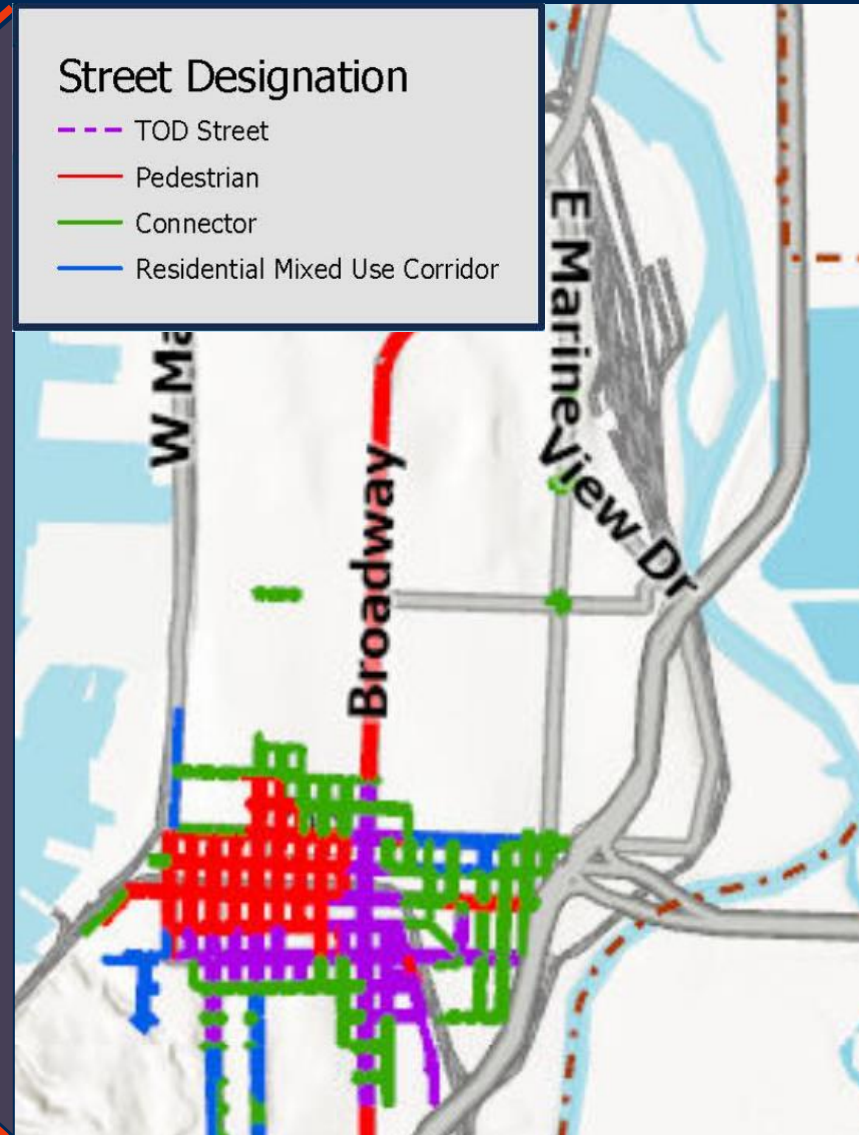
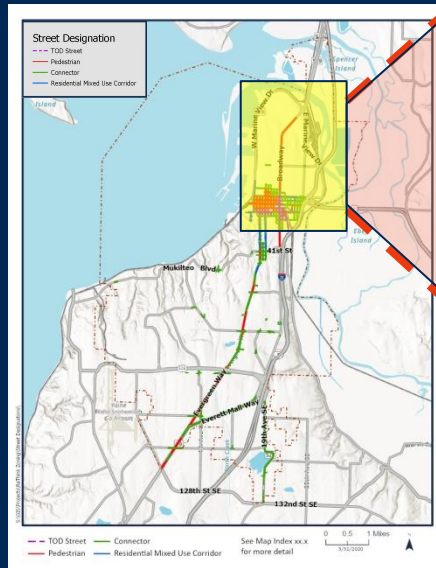
MU



Street Designations

Map 33-1: Street Designations:

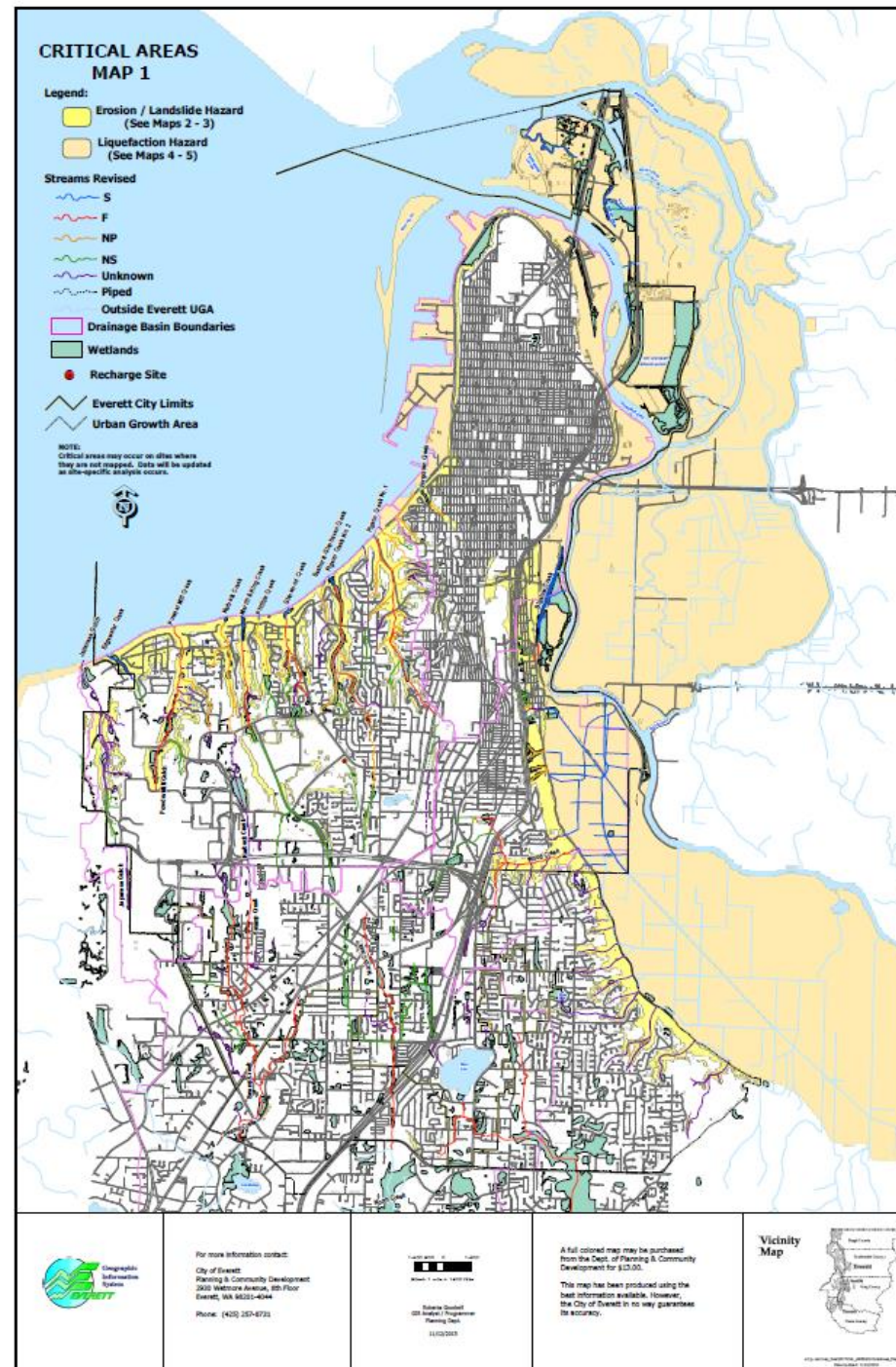
➤ “Pedestrian”



Critical Areas

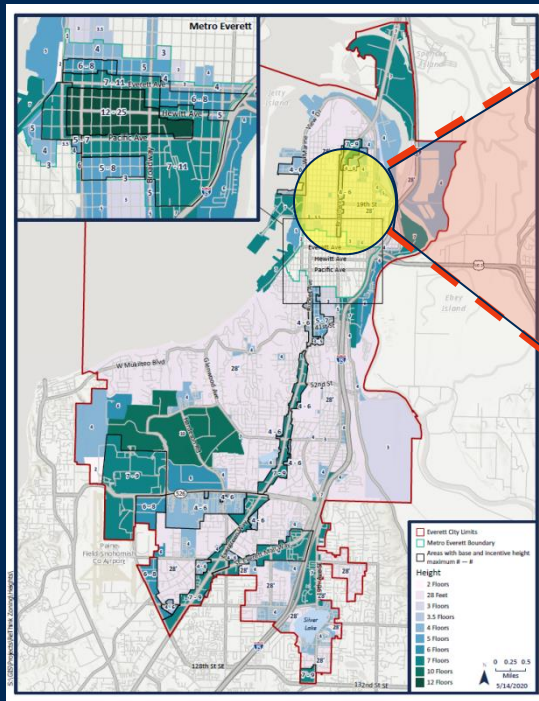
Critical Areas:

➤ *No Critical Areas
Present*



Building Height: Map 22-1

- *4-6 floors max.**
- *Adjacent property is 28'*



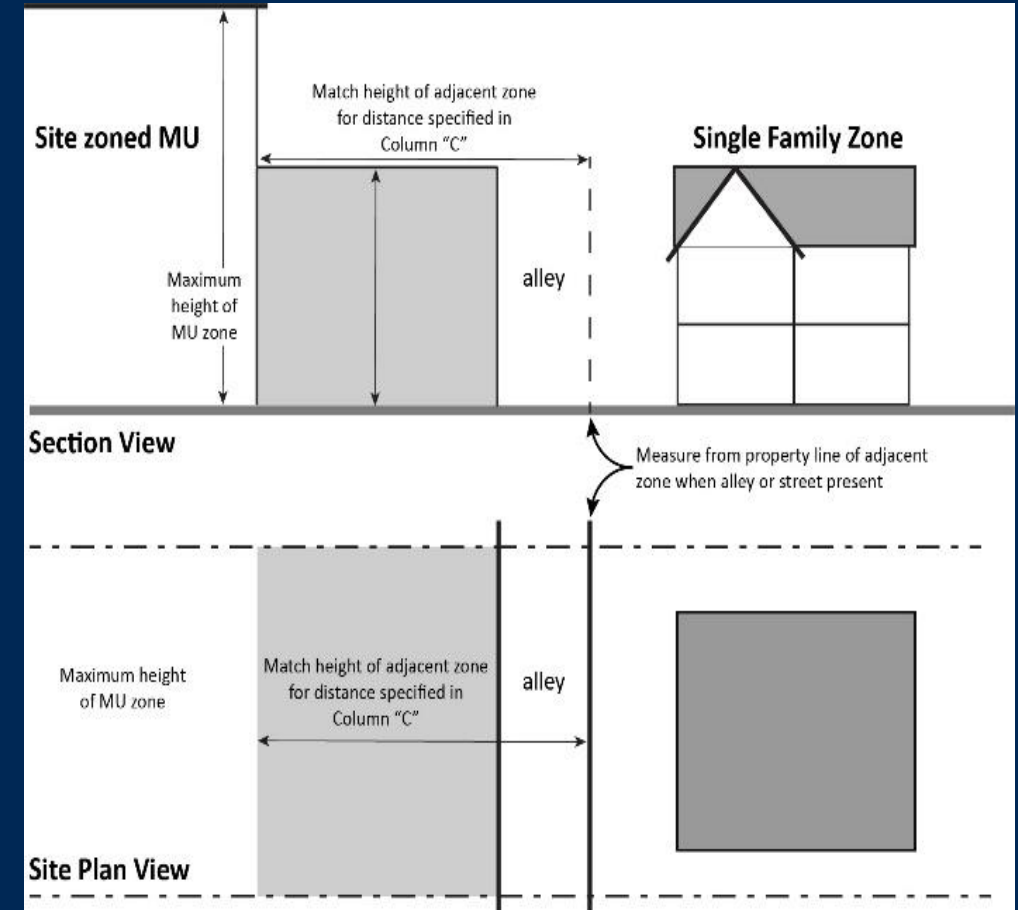
*Height incentive needed to obtain requested height of 6 floors.



Building Height Reduction: Table 22-4

➤ **28' maximum height within 50' of property zoned R-2.**

Column A	Column B	Column C*	Column E
Zone(s) (development site)	Adjacent Zone	Distance to Match Height to Adjacent Zone	Height Reduction
B & MU	R-S, R-1, R-2, R-2(A), UR3, or UR4	50'	Height limited to height allowed in adjacent zone within 50' (Column C), then height can meet height of the development zone (Column A).



Multifamily Standards – Lot and Building Placement (Table 6-2)

<u>ZONE</u>	R-S	R-1	R-2	R-2(A)	UR3	UR4	NB	B	MU	LI-1	LI-2	HI	AG
Minimum Setback:													
Front	20'	20'	20'	20'	20'	10'	None	None	None	None	30'	None	25'
Rear (with alley)	20'	20'	20'	20'	20'	None	None	None	None	None	None ₍₁₎	10' ⁽¹⁾	25'
Rear (no alley)	20'	20'	20'	20'	20'	10' ⁽³⁾	10'	None ₍₂₎	None ₍₂₎	None ⁽²⁾	15' ⁽¹⁾	10' ⁽¹⁾	
Side, <u>Street</u>	10'	10'	10'	10'	10'	10'	10'	10'	None	None	30'	None	10'
Side, Interior	5'	5'	5'	5'	5'	5'	5'	5'	None	None	15' ⁽¹⁾	None ₍₁₎	10'

Footnotes:

- ⁽¹⁾ 25 feet when abutting lots located in residential zones.
- ⁽²⁾ 10 feet when abutting lots located in residential zones.
- ⁽³⁾ 20 feet when abutting lots located in the R-S, R-1 and R-2 zones.

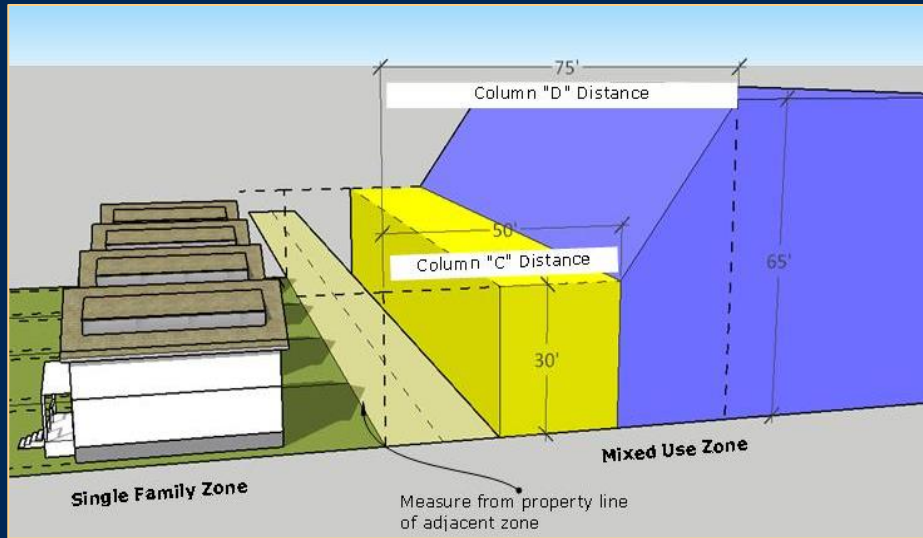


QUESTIONS/DISCUSSION

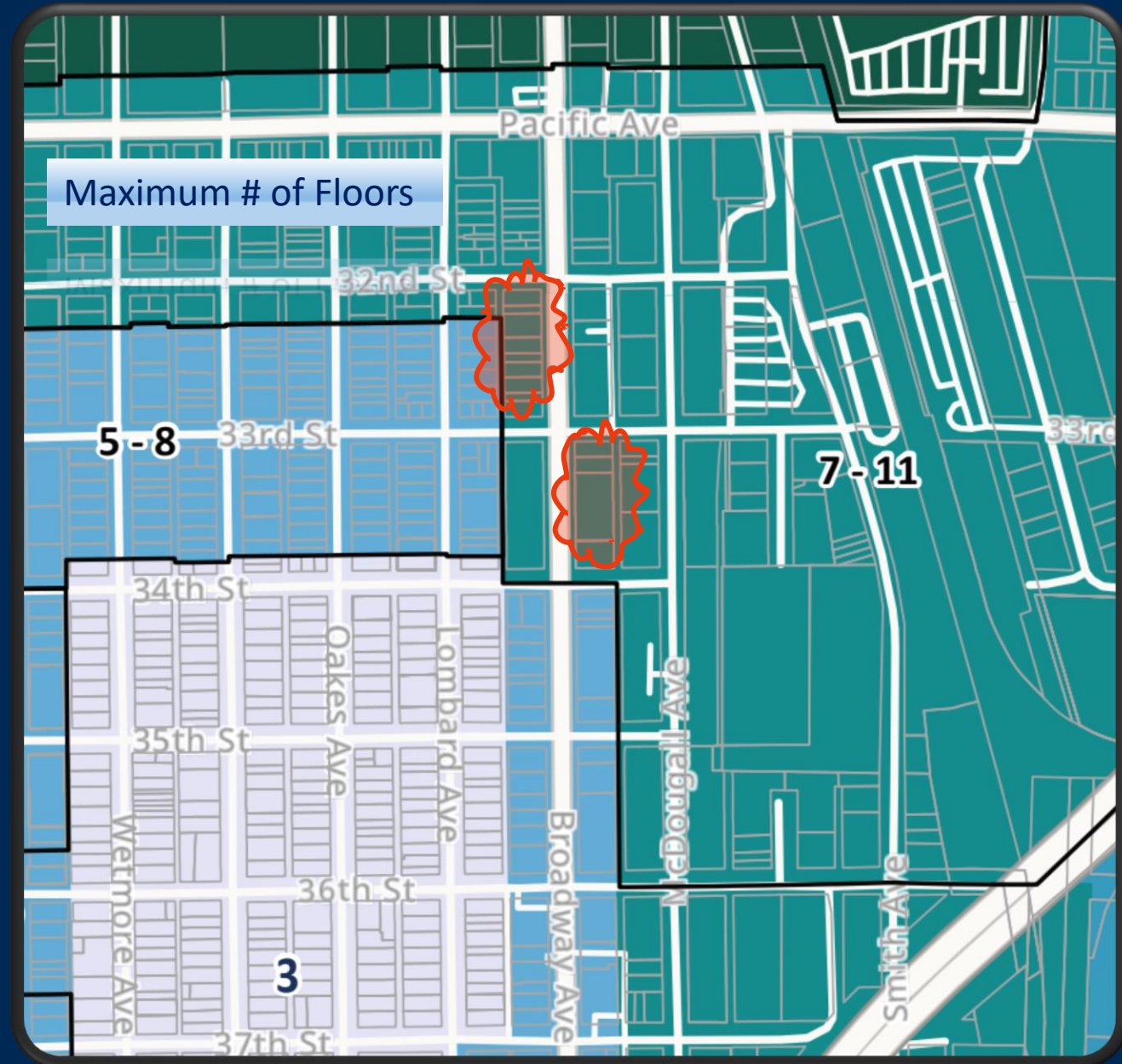


Building Height

Building Height Reduction



Building Height Map



Façade Design



Table 12- 3: Facades - Development Standards Applicability

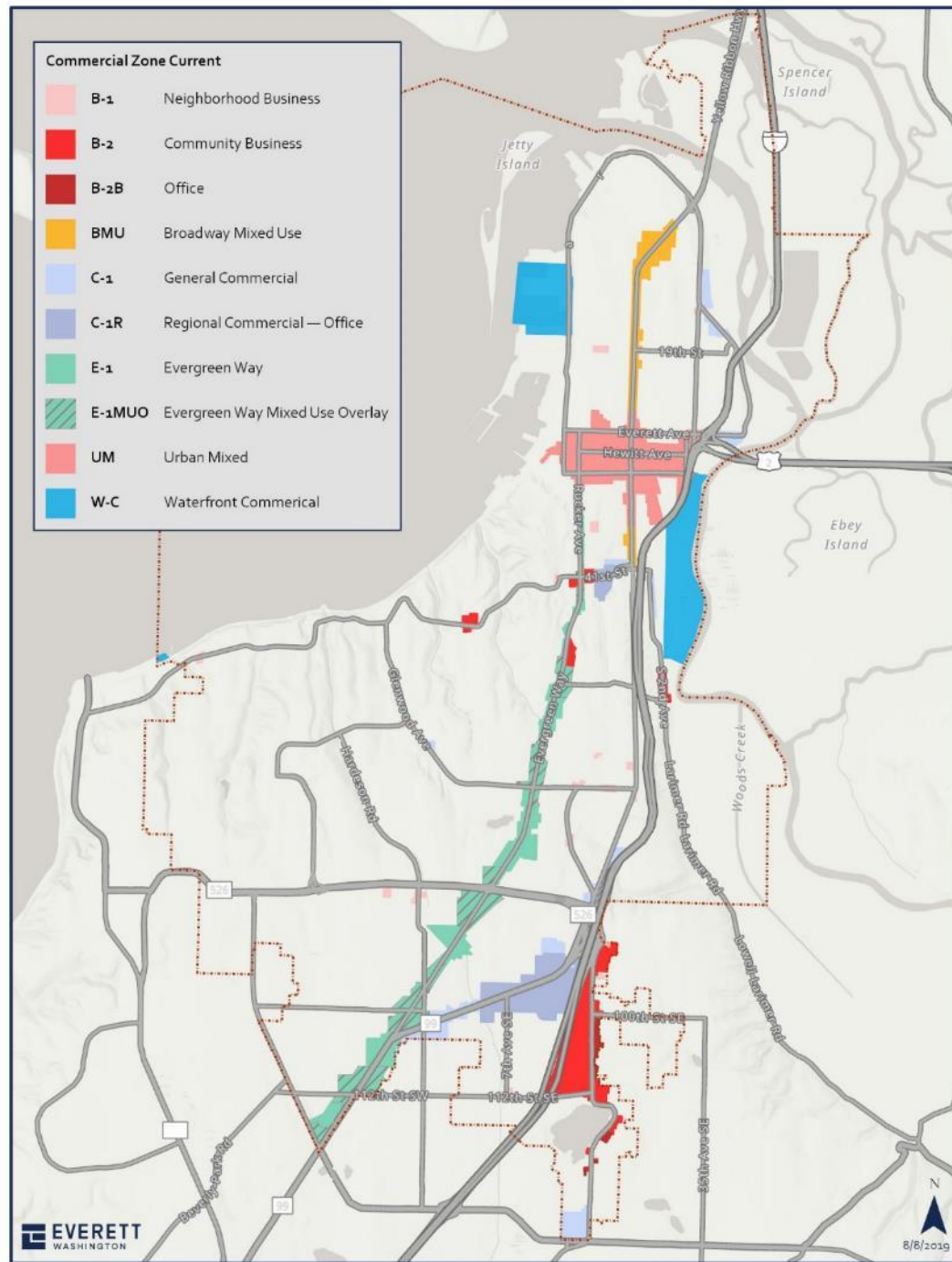
Standard	UR 3 UR 4	NB	B	MU	LI1
Facades:					
A. Vertical articulation	X	X		X	
B. Horizontal articulation	X	X		X	
C. Facades longer than 100'	X	X	X	X	X
D. Blank wall standards	X	X		X	X
E. Exposed fire wall standard	X	X		X	X
F. Exterior building materials	X	X		X	X
G. Street corner buildings		X		X	



Existing Zoning: Commercial

10 zones

+ 1 overlay
(Clinic-Office)



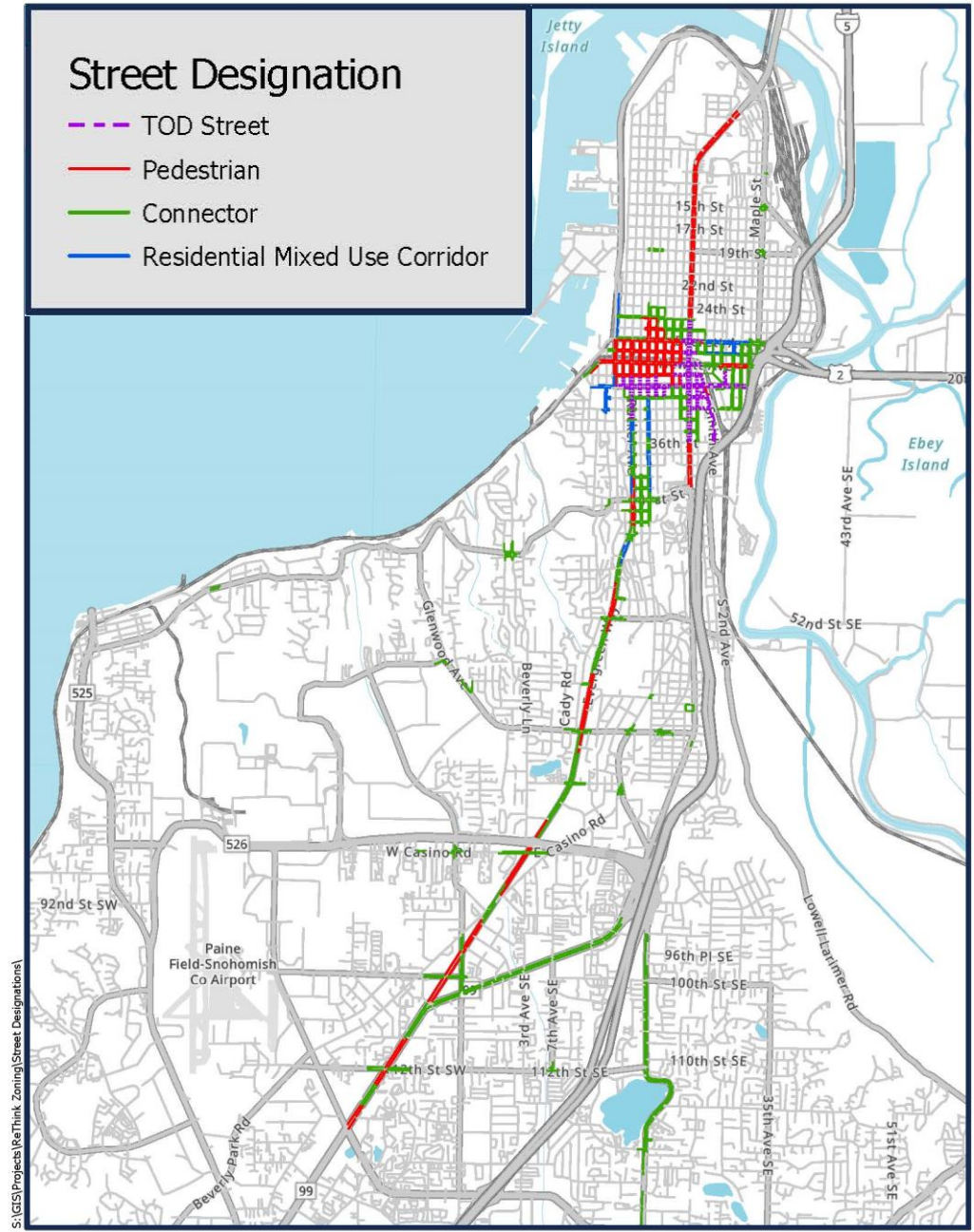
6 zones total



Street Designations

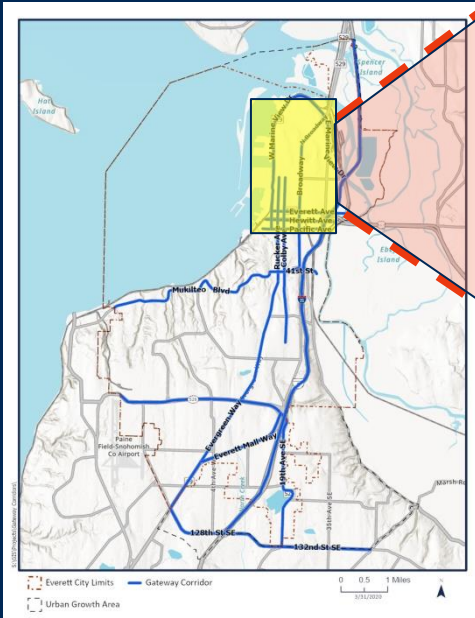


Standard:	STREET TYPE DESIGNATION (see Map xx-xx)				
	TOD	PEDESTRIAN	CONNECTOR	RES MIXED USE	UN-CLASSIFIED
Weather Protection	See 19.12.xxx.				
Length, minimum	90% of front building facade	75% of front building facade	45% of front building facade		Same width as entrance
Depth, minimum	8 feet from front building façade	6 feet from front building façade			3 feet from front building facade
Height above sidewalk	8 feet, minimum 15 feet, maximum				
Transparency	See 19.12.xxx.				
Percent comprised of windows and/or doors with clear glass (2-10')	90%	60%	45%	45%	See blank walls (Section 20.305(D))



Gateway Corridors

Proximity determines how building design standards apply in industrial zones (12.200)



Height Incentives (22.080)



Table 22 - 5: Development Height Incentive Standards

Benefit Provided
Affordable Housing
Historic Building Preservation
Green Buildings
Public Parking
Public Art
Agricultural Land Preservation
Parks, Outdoor and Common Areas

